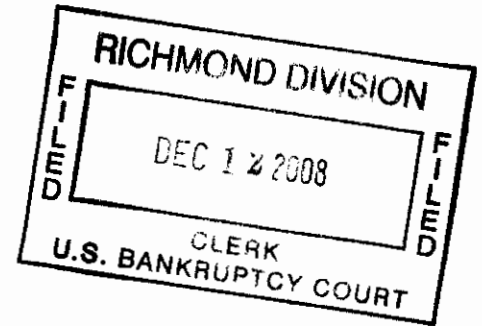


Frank T. Pepler, Esq.
PEPLER MASTROMONACO LLP
100 First Street, 25th Floor
San Francisco, California 94105
(415) 978-9860

Attorneys for Creditor
Morgan Hill Retail Venture, LP



IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

- - - - - x
In re: : Chapter 11
CIRCUIT CITY STORES, INC., et : Case No. 08-35653
al., :
Debtors, : Jointly Administered
:
:
:
- - - - - x

**CREDITOR MORGAN HILL RETAIL VENTURE, LP'S OBJECTION TO
CURE AMOUNTS**


**AS SET FORTH IN DEBTOR'S MOTION FOR ORDERS UNDER 11
U.S.C. §§ 105, 363, AND 365 (I) APPROVING BIDDING AND
AUCTION PROCEDURES FOR SALE OF UNEXPIRED NONRESIDENTIAL
REAL PROPERTY LEASES FOR CLOSING STORES, (II) SETTING
SALE HEARING DATE, AND (III) AUTHORIZING AND APPROVING
(A) SALE OF CERTAIN NON RESIDENTIAL REAL PROPERTY LEASES
FREE AND CLEAR OF LIENS, CLAIMS, AND ENCUMBRANCES, (B)
ASSUMPTION AND ASSIGNMENT OF CERTAIN UNEXPIRED LEASES,
AND (C) LEASE REJECTION PROCEDURES**

1. Pursuant to Paragraph 13 of the Debtor's above referenced Motion and lease sale procedure order, Morgan Hill Retail Venture, LP, the landlord of Debtor's store 4229 located at 1007 Cochran Road, Morgan Hill, CA, pursuant to Lease Agreement dated September 6, 2007 objects to the Debtor's assertion of cure amount set forth in Exhibit B to its Motion as \$15,436, in the aggregate.

2. The true and correct cure amount as calculated by Morgan Hill Retail Venture, L.P. is \$137,638.65. A copy of the cure amounts, and the breakdown thereof, is attached hereto as Exhibit A.

Dated: December 10, 2008
San Francisco, California

PEPLER MASTROMONACO LLP



Frank T. Pepler, Esq.
(CASB No. 10070)
100 First Street, 25th Floor
San Francisco, CA 94109
(415) 978-9860

Attorney for Creditor
Morgan Hill Retail Venture,
LP

CIRCUIT CITY
Morgan Hill, CA

1) *Amounts Due through 12/10/08*

Description	%	Days	Amount
Rent From 11/1/08 through 11/30/08		30	34,820.55
CAM From 11/1/08 through 11/30/08		30	5,133.25
Property Taxes 4/4/08 - 06/30/09			36,684.86
Estimated Supplemental Taxes 7/1/08-6/30/09			47,670.01
Late Charge Penalty (10%)	10%		12,430.87
Interest From 11/1/08 through 12/10/08	6%	40	899.11
Total Amount Due			\$137,638.65

Note:

**** *Interest Per Diem is \$22.48*

EXHIBIT A

November 30, 2008
Morgan Hill Retail Venture LP
 Circuit City - Morgan Hill, CA

	07/01/07-06/30/08	CAM Commence 4/4/2008	Pro Rata Share of Total Bill	Total Due
728-37-063 07-08 Property Tax	Circuit City	29,076.38	88 88/365=24.11%	\$ 7,010.32
		4/4/08-6/30/08	Total Property Tax Due :	\$ 7,010.32

	07/01/08-06/30/09	CAM Commence 4/4/2008	Pro Rata Share of Total Bill	Total Due
728-37-063 08-09 Property Tax	Circuit City	29,674.54	365 100%	\$ 29,674.54
		Total Property Tax Due :	\$	29,674.54

4/4/08 - 6/30/09 Property Taxes Total Amount Due : \$ 36,684.86

SEE REVERSE FOR
PAYMENT INSTRUCTIONS
2008-2009 PAYEE #103-2440
728-37-063-00 PAYEE WORK DEC 10, 2008 #14,057.27

\$29,674.54

148372	A
1634099	B
3117826	C

0016340990000014837210728370630000120014837274

1% MAXIMUM TAX LEVY	1.000000
CO RETIREMENT LEVY	.038800
COUNTY LIBRARY	.002700
COMM COLLEGE BONDS	.013600
ELEM OR UNIF SCH BONDS	.058200
TOT ASSESSED VAL RATE	1.113200
SCVWD-STATE WATER PROJ	.005500
TOT LAND & IMPR RATE	.005500

IMPORTANT - TO ENSURE PROPER CREDIT, RETURN THE APPROPRIATE PAYMENT SLIP WITH YOUR PAYMENT. THE 1ST INSTALLMENT MUST BE PAID BEFORE OR WITH THE 2ND INSTALLMENT.

ISS	09/04/08	ISS	09/04/08
1st DEB NOV 1, 2008	2nd DEB FEB 1, 2009	3rd DEB MAY 1, 2009	4th DEB AUG 1, 2009
00 000000 0000000000	00 000000 0000000000	00 000000 0000000000	00 000000 0000000000
APR 10, 2008	APR 10, 2008	APR 10, 2008	APR 10, 2008
016,837.27	016,837.27	029,674.54	

SEE REVERSE FOR
PAYMENT INSTRUCTIONS

INSTALLMENT 2

2007-2008 DUE FEB. 1, 2008 \$14,538.19
728-37-063-00 PENALTY AFTER APR 10, 2008

SEE REVERSE FOR
PAYMENT INSTRUCTIONS

INSTALLMENT 1

2007-2008 DUE NOV. 1, 2007 \$14,538
728-37-063-00 PENALTY AFTER DEC 10, 2007

207283706300001

1453819

107283706300001

1453819

PRIOR YR TAXES DELINQUENT 6/30/07
MORGAN HILL RETAIL VENTURE LP
JP DINAPOLI CO INC ATTN: EIRE STEWART
99 ALMADEN BL STE 565
SAN JOSE CA 95113

145381 D
1601200 E
3202400 F

PRIOR YR TAXES DELINQUENT 6/30/07
MORGAN HILL RETAIL VENTURE LP
JP DINAPOLI CO INC ATTN: EIRE STEWART
99 ALMADEN BL STE 565
SAN JOSE CA 95113

145381
1601200
3055019

0016012000000014538120728370630000140014538194

001601200000001453811072837063000014001453819

DETACH HERE
MORGAN HILL RETAIL VENTURE LP
JP DINAPOLI CO INC ATTN: EIRE STEWART
99 ALMADEN BL STE 565
SAN JOSE CA 95113

COUNTY OF SANTA CLARA SECURED PROPERTY TAX BILL

FISCAL YEAR 2007-08
(JULY 1, 2007 TO JUNE 30, 2008)

COUNTY GOVERNMENT CENTER, EAST WING
70 W. HEDDING ST., SAN JOSE, CA 95110-1757
www.SCCTAX.ORG (408) 608-7900

DETACH HERE

TAXES	AMOUNT
1% MAXIMUM TAX LEVY	1.00
CO RETIREMENT LEVY	.03
CO LIBRARY RETIREMENT	.00
COMM COLLEGE BONDS	.01
ELEM OR UNIF SCH BONDS	.05
TOT ASSESSED VAL RATE	1.11
SCVWD-STATE WATER PROJ	.00
TOT LAND & IMPR RATE	.00

820 SCVWD CLN SAFE CRKS	\$23
847 SCCO VECTOR CONTR	5
848 MOSQUITO ASMT #2	2
850 COUNTY LIBRARY	20
885 SCVWD FLOOD CONTR	11
990 OPENSOURCE DISTRICTS	7
TOTAL SPECIAL ASSESSMENTS	\$70

PARCEL ADDRESS

0
0

JANUARY 1, 2007
MORGAN HILL RETAIL VENTURE LP

SEP 2, 2007

19087317

UC64MHRV 232

PRIOR YR TAXES DELINQUENT 6/30/07
THIS PARCEL HAS PRIOR YEAR UNPAID TAXES WHICH ARE NOT INCLUDED IN THIS BILL. YOU MAY OBTAIN THE AMOUNT DUE BY CALLING REDEMPTION AT 808-7900. PRIOR YEAR UNPAID TAXES ACCRUE ADDITIONAL PENALTIES EACH MONTH.

DISCOUNT	ASSESSED VALUE	TAX RATE PER \$100	TAX AMOUNT	M11 08/24/07	1st DUE NOV 1, 2007 10% PENALTY - \$20 COST ADDED AFTER DEC 10, 2007	2nd DUE FEB 1, 2008 10% PENALTY - \$20 COST ADDED AFTER APR 10, 2008	TOTAL
1.00	2,594,000						
1.00	2,594,000	.00670	173.78				
2.506 888		1.11158	28 837 30		\$14 538 19	\$14 538 19	\$29 076 38

CERTIFICATE OF SERVICE

I hereby certify that on December 10, 2008, a true and complete copy of the foregoing was filed by Federal Express and served by email and by facsimile to the parties set forth below:

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Tel: (415) 978-9860
Attorneys for Creditor
Morgan Hill Retail Venture, LP

Elizabeth Paul

From: Elizabeth Paul
Sent: Wednesday, December 10, 2008 1:00 PM
To: 'gregg.galardi@skadden.com'; 'dhayes@mcguirewoods.com'; 'ltavenner@tb-lawfirm.com'; 'rfeinstein@pszjlaw.com'; 'robert.b.van.arsdale@usdog.gov'
Cc: Frank Pepler
Subject: Circuit City
Attachments: Obj re cure amount (00464439).PDF

Frank Pepler asked me to send you the attached pleading. If you have any questions, please contact him directly at (415) 738-3336 or fpepler@peplermastromonaco.com. Thank you.

Elizabeth Paul

PeplerMastromonaco, LLP

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415.978.9860 Main
415.978.9862 Fax
epaul@peplermastromonaco.com
www.peplermastromonaco.com

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JOB NO. 3445
 DEPT. ID 1556010
 PGS. 8
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 TRANSACTION OK 918883293792pp15560010
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 912125617777pp15560010
 918047712330pp15560010
 ERROR 912125617777
 918047712330

PeplerMastromonaco_{LLP}

FACSIMILE TRANSMISSION SHEET

TO:	COMPANY:	FAX NUMBER:	PHONE NUMBER:
Greg M. Galardi	Skadden, Arps, Slate, Meagher & Flom	(888) 329-3792	
Dion W. Hayes	McGuire Woods, LLP	(804) 698-2078	
Lynn L. Tavenner	Tavenner & Beran, PLC	(804) 783-0178	
Robert J. Feinstein	Pachulski Stang Ziehl & Jones LLP	(212) 561-7777	
Robert B. Van Arsdale	Office of the United States Trustee	(804) 771-2330	
FROM: Frank T. Pepler		SENDER'S PHONE: (415) 978-9860	
		SENDER'S FAX: (415) 978-9862	
DATE: December 10, 2008		RE: Circuit City Stores, Inc.	
TOTAL PAGES INCLUDING COVER:	8		

Message/Comments:

Pepler Mastromonaco_{LLP}

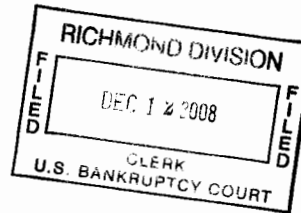
December 10, 2008

FRANK T. PEPLER
DIRECT DIAL: 415.738.3336
fpepler@peplermastromonaco.com

VIA FEDERAL EXPRESS

Airbill No.: 7961 7646 4336

Clerk of the Court
United States Bankruptcy Court
Eastern District - Virginia
701 E Broad St Ste 4000
Richmond VA 232191849



Re: In re Circuit City Stores, Inc.
Case No. 08-35653

Dear Clerk:

Enclosed please find the original and two copies of Creditor Morgan Hill Retail Venture, LP's Objection to Cure Amounts, etc. for filing. Please return a conformed copy to us in the enclosed self-addressed, stamped envelope. Thank you.

Very truly yours,

Elizabeth Paul
Assistant to Frank T. Pepler

FTP:ecp
Enclosures